



ORIGINAL

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION III

| | | | |
|------------------------|---|-------|-----------|
| Site Name: | Noble Motor Rebuilders | | |
| CERCLIS ID#: | MDD004491478 | | |
| DSN: | MD-125 | | |
| Alias Site Names: | | | |
| City: | Easton | | |
| County: | Talbot | | |
| State: | Maryland | | |
| Refer to Report Dated: | September 30, 2005 | | |
| Report Type: | Transfer to Formerly Investigated Sites List letter | | |
| Report developed by: | Maryland Department of the Environment | | |
| Site Decision Made by: | Jan Szaro | Date: | 7/16/2013 |

DECISION: N - NFRAP No Further Remedial Action Planned

1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

- N - NFRAP No Further Remedial Action Planned
- A - Addressed as part of an existing NPL site (site will be entered if this is selected)
- D - Deferred to RCRA
- B - Addressed as part of another non-NPL site
- W - Referred to Removal, no further Remedial Assessment
- DN - Deferred to NRC
- SA - Recommended as a SF Alternative Site
- OCA - Other Cleanup Activity: Fed Fac (FF) Private Party Lead (PP) State Lead (OS)

2. Further Assessment Needed Under CERCLA:

- H - Higher Priority for further assessment
- L - Lower priority for further assessment
- G - Recommended for HRS Scoring
- F - Referred to Removal, Needs further Remedial Assessment

DISCUSSION/RATIONALE:

Site History

The Noble Motors Rebuilders site is located at 350 North Aurora Street, Easton, Talbot County, Maryland. The area around the site is a predominantly commercial area. Noble Motors Rebuilders rebuilt and remanufactured auto and truck engines onsite beginning in the early

1940s. Both hazardous and non-hazardous liquid and solid wastes were generated by the processes used at the site. In 1986, the Borror Corporation purchased Noble Motor Rebuilders. In 1996 all buildings on the site were razed.

Environmental History

Solid waste generated at the site included settled solids such as grit and sand from engines, metal particles, paint residue, grease and oil, pieces of gaskets, and other gasket-related fiber materials. Sludges and other waste solids were initially stored in on-site collection pits. Wastes were removed from the pits when they became full and were stockpiled near the site entrance, then eventually removed. In 1985, some contaminated soil was removed from the property.

During the early 1980s it was determined that certain of the engine-degreaser products used caused the resultant sludge from engine cleaning to be a hazardous waste. In 1986, the Borror Corporation was required to conduct an in-depth groundwater investigation on the site property and contracted out to have four shallow monitoring wells installed. In 1990, four additional wells were installed and sampling conducted soon thereafter showed trichloroethene, tetrachloroethene and 1,2 dichloroethene contamination above MCLs in the groundwater. Corroborating results were found in a 1993 sampling event. In 1996, the site was vacated and all buildings were razed.

In 1999, MDE conducted a Site Survey of the site and remained concerned with the groundwater contamination. The Borror Corporation was contacted and conducted further groundwater sampling conducted in 2000. All contaminants found were below MCLs except for one sample which found tetrachloroethene at 10.2 ppb. Semiannual sampling conducted up through 2004 continued to find minimal contaminant levels. Combined with the lack of receptor populations, the site was transferred to the "Formerly Investigated Sites" list once legal certification was received of the deed restriction that groundwater could not be used for any purpose on the site.

Pathways and Exposure

Groundwater is the prime pathway at the site as the site has no adjoining residences and is located in a predominantly commercial area. Public water for the area is supplied from a municipal water supply system. One of the wells supplying the municipal system is located approximately 2,000 feet southwest of the site and is 1,000 feet deep.

Decision

Based on the MDE letter transferring the site to the Formerly Investigated Sites list and the accompanying Declaration of Restriction on Use of Groundwater, the EPA anticipates no need to take any Superfund enforcement, investigatory, cost recovery or cleanup action at this site unless new data or information that warrants further consideration or conditions not previously known to EPA regarding the site are discovered, and therefore the site will be entered with a priority of "No Further Remedial Action Planned".



MARYLAND DEPARTMENT OF THE ENVIRONMENT

1800 Washington Boulevard, Suite 625 • Baltimore MD 21230-1719
410-537-3000 • 1-800-633-6101

ORIGINAL

Robert L. Ehrlich, Jr.
Governor

Kendall P. Philbrick
Secretary

Michael S. Steele
Lieutenant Governor

September 30, 2005

Jonas A. Jacobson
Deputy Secretary

Mr. Terry George
BRC Properties
5000 Tuttle Crossing Boulevard
Dublin, OH 44016-5555

RE: Borror Automotive (MD-125)
(a.k.a. Noble Motors Rebuilders)
Washington & N. Aurora Street
Easton, Maryland

Dear Mr. George:

The Maryland Department of the Environment ("Department") has reviewed the Declaration of Restriction on Use of Groundwater (dated June 20, 2005) provided for the above referenced property, also known as the Noble Motor Rebuilders Site ("the site"). We understand that the on-site monitoring wells have been abandoned in accordance with our April 15, 2005 request and have received a copy of the associated well abandonment report. For these reasons, the Department transferred the site to the Formerly Investigated Sites List in July 2005.

We appreciate your efforts at helping us bring this project to closure. Do not hesitate to contact Chau Nguyen or me at 410-537-3493 if you have any further questions.

Sincerely,

Arthur O'Connell, Chief
CHS Enforcement/Fund Lead Site
Assessment Division

AOC: cn

cc: Mr. David Leety, Handex
Mr. Horacio Tablada
Mr. James Carroll
Mr. Chau Nguyen



Recycled Paper

www.mde.state.md.us

TTY Users 1-800-735-2258
Via Maryland Relay Service



MARYLAND DEPARTMENT OF THE ENVIRONMENT
1800 Washington Boulevard, Suite 625 • Baltimore MD 21230-1719
410-537-3000 • 1-800-633-6101

ORIGINAL

Robert L. Ehrlich, Jr.
Governor

Kendl P. Philbrick
Secretary

Michael S. Steele
Lt. Governor

Jonas A. Jacobson
Deputy Secretary

April 15, 2005

Christopher R. Schraff, Esquire
Porter, Wright, Morris & Arthur – Attorneys at Law
41 South High Street
Columbus, Ohio 43215-6194

RE: Noble Motor Rebuilders Site (MD-125)
Washington and N. Aurora Street
Easton, Maryland

Dear Mr. Schraff:

The Maryland Department of the Environment has reviewed the December 28, 2004 report prepared for the Borror Automotive Manufacturing site ("the site") and entitled *Second Half 2004 Semi-Annual Report and Request for Case Closure*. The findings of our review suggest this case is eligible for closure provided an institutional control is implemented at the site preventing the use of the groundwater for any purpose.

We understand that truck/automobile engine remanufacturing activities were conducted on the site from the early 1940s to 1986 by Noble Motors Rebuilders and from 1986 to 1996 by Borror Corporation. Hazardous and non-hazardous waste liquids and solids were generated by these activities and, accordingly, the Department conducted a number of waste compliance inspections at the site from 1981 to 1986.

In 1986, the Department required Borror Corporation to conduct an in-depth groundwater investigation. Results of this investigation identified the presence of chlorinated solvents (specifically trichloroethene [TCE], tetrachloroethene [PCE], and 1,2-dichloroethene) at part per billion concentrations exceeding the U.S. Environmental Protection Agency's Maximum Contaminant Levels (MCLs) for drinking water. Groundwater samples collected from the site in October 2000 again revealed the presence of TCE and PCE; however, neither compound was present at levels exceeding the MCLs.

Research for the December 2004 semi-annual report indicates the site and vicinity are served by a municipal water supply system. The site and vicinity are commercial and there are no adjoining residences. A 1,000-foot-deep well supplying this system is located approximately

2,000 feet southwest of the site. The site has been vacant since approximately 1996 when all of the on-site buildings were razed.

Given the minimal contaminant levels observed at the site over repeated sampling events and the lack of contaminant receptor populations in the vicinity of the site, the Department requires no further investigation or remediation at the site for hazardous waste contamination provided a groundwater use restriction is appended to the site's official land records. The restriction must be worded as follows: "There shall be no use of the groundwater on the property for any purpose." The Department will consider the case closed and begin the process of transferring the site to the "Formerly Investigated Sites" portion of the State Master List upon receiving legal certification that the requested deed restriction has been recorded in the local land records.

The Department reserves the right to require further site investigation and/or remediation at the site should new or exacerbated levels of contamination be discovered now or in the future.

Borror Corporation may want to further address this site under the State's Voluntary Cleanup Program (VCP). The VCP law is structured to encourage cleanup and redevelopment of contaminated properties. The Program has significantly shortened processing times using flexible cleanup standards based on future property use and environmental protection, while at the same time offering liability release for both inculpable and responsible parties. More information on the VCP can be obtained at the following Internet address:
<http://www.mde.state.md.us/brownfields>.

Should you have questions regarding this matter, do not hesitate to contact Chau Nguyen or me at 410-537-3493.

Sincerely,



Arthur O'Connell, Chief
CHS Enforcement/Fund Lead
Site Assessment Division

AOC : cn

cc: Mr. Dan Hamilton, Handex
Mr. Horacio Tablada
Mr. James Carroll
Mr. Brian Dietz

EPA ID: MDD004491478 **Site Name:** NOBLE MOTOR REBUILDERS

State ID: MD-125

Alias Site Names:

City: EASTON

ORIGINAL

Refer to Report Dated: 9/30/2005

County or Parish: TALBOT

State: MD

Report Developed By: STATE

Report Type: OTHER CLEANUP ACTIVITY 001

☒ **1. Further Remedial Site Assessment Under CERCLA (Superfund) is not required because:**

NFRAP-Site does not qualify for the NPL based on existing information

☐ **2. Further Assessment Needed Under CERCLA:**

Discussion/Rationale:

The Noble Motors Rebuilders site is located at 350 North Aurora Street, Easton, Talbot County, Maryland. The area around the site is a predominantly commercial area. Noble Motors Rebuilders rebuilt and remanufactured auto and truck engines onsite beginning in the early 1940s. Both hazardous and non-hazardous liquid and solid wastes were generated by the processes used at the site. In 1986, the Borrer Corporation purchased Noble Motor Rebuilders. In 1996 all buildings on the site were razed.

Environmental History

Solid waste generated at the site included settled solids such as grit and sand from engines, metal particles, paint residue, grease and oil, pieces of gaskets, and other gasket-related fiber materials. Sludges and other waste solids were initially stored in on-site collection pits. Wastes were removed from the pits when they became full and were stockpiled near the site entrance, then eventually removed. In 1985, some contaminated soil was removed from the property.

During the early 1980s it was determined that certain of the engine-degreaser products used caused the resultant sludge from engine cleaning to be a hazardous waste. In 1986, the Borrer Corporation was required to conduct an in-depth groundwater investigation on the site property and contracted out to have four shallow monitoring wells installed. In 1990, four additional wells were installed and sampling conducted soon thereafter showed trichloroethene, tetrachloroethene and 1,2 dichloroethene contamination above MCLs in the groundwater. Corroborating results were found in a 1993 sampling event. In 1996, the site was vacated and all buildings were razed.

In 1999, MDE conducted a Site Survey of the site and remained concerned with the groundwater contamination. The Borrer Corporation was contacted and conducted further groundwater sampling conducted in 2000. All contaminants found were below MCLs except for one sample which found tetrachloroethene at 10.2 ppb. Semiannual sampling conducted up through 2004 continued to find minimal contaminant levels. Combined with the lack of receptor populations, the site was transferred to the "Formerly Investigated Sites" list once legal certification was received of the deed restriction that groundwater could not be used for any purpose on the site.

Pathways and Exposure

Groundwater is the prime pathway at the site as the site has no adjoining residences and is located in a predominantly commercial area. Public water for the area is supplied from a municipal water supply system. One of the wells supplying the municipal system is located approximately 2,000 feet southwest of the site and is 1,000 feet deep.

Decision

Based on the MDE letter transferring the site to the Formerly Investigated Sites list and the accompanying Declaration of Restriction on Use of Groundwater, the EPA anticipates no need to take any Superfund enforcement, investigatory, cost recovery or cleanup action at this site unless new data or information that warrants further consideration or conditions not previously known to EPA regarding the site are discovered, and therefore the site will be entered with a priority of "No Further Remedial Action Planned".

Site Decision Made by: JAN SZARO

Signature: _____ **Date:** 09/30/2005

ORIGINAL

Site Assessment CERCLIS Data Entry/Decision Form EPA Region III

| | |
|-----------------------------------|-----------------------|
| Site Name: Noble Motor Rebuilders | Site Alias: |
| Site ID#: 03 | DSN/ State ID: MD-125 |
| SSID/ Spill ID: | EPA ID#: MDD004491478 |

Site-Level Data

| | |
|---|-----------------------------|
| Modify CERCLIS Site Information: (Enter the Site or Action-Level updates required) | |
| <i>Add OCA Completion</i> | |
| <input type="checkbox"/> Add <input type="checkbox"/> Edit Latitude/Longitude Values: Lat: + | Long: - |
| Non-NPL Status: (Verify with list of valid NPL/Non-NPL values) NFRAP | Status Change Date: 7/16/13 |
| Merge Site/Aggregate Site: | Parent Site ID: |
| (When merging or aggregating a site, identify Parent/Child relationship) | |
| <input checked="" type="checkbox"/> Final Assessment Decision (FAD) (Can this site be Archived?) | FAD Date: 9/30/05 10/30/87 |
| <input checked="" type="checkbox"/> Archive (Check that there are No Prohibited Open Actions before Archiving) | Archive Date: 9/30/05 |
| <input type="checkbox"/> Unarchive (Document to Site File) | Unarchive Date: |
| <input type="checkbox"/> ERS Exclusion (An ERS Exclusion Determination Form must be completed) | ERS Exclusion Date: |
| <input type="checkbox"/> NFFA (No Further Federal Action) | NFFA Date: |
| <input type="checkbox"/> Special Initiatives: | |
| <input type="checkbox"/> Environmental Justice (EJ) | |
| <input type="checkbox"/> Military Munitions Response Program (MMRP) (MM) | |
| <input type="checkbox"/> RCRA Deferral: (Check One) _____ Lead Confirmed (RB) _____ New Decision (RC) _____ Further Superfund Assessment (RE) | |
| <input type="checkbox"/> Smelter Site: (Check One) _____ Smelter Activities _____ Unrecognized Smelter per 2001 Report | |

Action-Level Data

| Remedial Site Assessments (RSAD/GPRA Target) | | | | |
|--|---|--|--|---|
| Action Name | Lead | Start Date | Compl. Date | Qualifier |
| *Completion dates entered on the Actions designated below will count towards the RSAD GPRA target. | | | | |
| *If referred from Removal Program to SA, Discovery date is the date the Referral Decision is made. | | | | |
| Pre-CERCLIS Screening (HX) | | / / | / / | |
| Preliminary Assessment (PA) | | / / | / / | |
| Site Inspection (SI) | | / / | / / | |
| Expanded Site Inspection (ESI) | | / / | / / | |
| ESI/RI (SS) | | / / | / / | |
| HRS Package (HR) | | / / | / / | |
| Site Reassessment (OO) | | / / | / / | |
| Fed Fac PA Review (RX) | | / / | / / | |
| Fed Fac SI Review (TY) | | / / | / / | |
| Fed Fac ESI Review (TZ) | | / / | / / | |
| Discovery (DS) | | | / / | |
| State Deferral (AQ) | | / / | / / | |
| Referred from RCRA (XR) | | / / | / / | |
| Other Cleanup Activity (VA) (Enter Subaction below) SR | | / / | 9 /30/05 | N / |
| (For OCA Start, please check FAD box and add FAD date) | | | | |
| <input type="checkbox"/> Comprehensive Site Investigation | <input type="checkbox"/> Remedy Selection | <input type="checkbox"/> Construction | <input type="checkbox"/> Trip Report | |
| <input type="checkbox"/> Post-Construction Maintenance | <input type="checkbox"/> Design | <input type="checkbox"/> Short Term Cleanup | <input type="checkbox"/> Work Plan Submitted | |
| Laboratory Support (LA) (add only when using START Contract) | | / / | / / | |
| | | Start Date - date site is initiated Completion Date - date site is Archived | | |
| Jan Szaro | | Digitally signed by Jan Szaro DN: cn=Jan Szaro, o, ou, email=szaro.jan@epa.gov, c=US Date: 2013.07.16 09:42:21 -0400 | | 07/16/13 |
| Site Assessment Manager (SAM) Signature | | Date | | SA Data Entry/Report QA/QC Signature |
| Alizabeth Olhasso | | 7/24/13 | | 7/24/13 |
| Site Assessment Branch Chief Signature | | Date | | GPRA/CERCLIS Data Quality Coordinator (DQC) Signature |
| | | | | 7/30/13 |